

To: David Beal, Sherlock Investments LLC
Aaron Beal, Sherlock Investments LLC

From: City of Duvall Development Review Committee (DRC)

Date: July 19, 2017

Re: DRC 2nd Round Review Comments for proposed Sherlock Storage Facility (SPR17-001 and CUP17-001) – Request for Corrections/Additional Information

The City's Development Review Committee has completed its review of the revised application materials that were resubmitted on June 16, 2017 for Site Plan Review Approval (SPR17-001) and Conditional Use Permit Approval (CUP17-001).

This memo is written notice that the City is requesting corrections and additional material in order to continue processing your application. For purposes of time computation the review clock is stopped as of the date of this memo. The review clock will restart within 14 days of resubmittal of requested corrections and information.

Please note on the attached DRC Comment Sheet 2nd Round Review dated July 19, 2017 (and as noted on the Project Timeline) that necessary corrections will need to be submitted by certain dates to remain on schedule; however, if these deadlines cannot be met by the applicant, staff will request these corrections as conditions of approval to the Hearing Examiner. (Please also note that there will be other minor corrections listed as Conditions of Approval in the Staff Report to the Hearing Examiner. Since these corrections will be minor, it is not necessary that they be corrected prior to the hearing).

If you have any questions about what corrections are needed at this time, please contact either the Public Works or Planning Departments.



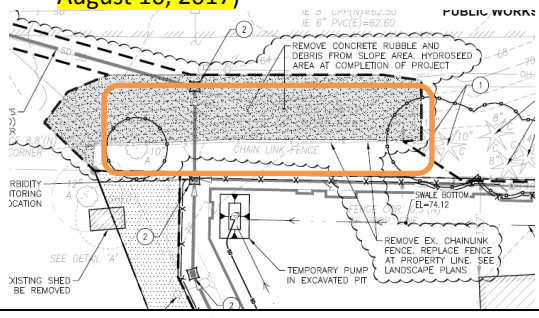
Development Review Committee

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To:	David & Aaron Beal	Date:	July 19, 2017
Project Number / Name:	SPR17-001 / CUP17-001 Sherlock Storage Facility		
Review Number:	2 nd Round Review Comments		
Project Description and Location:	Proposed self-storage facility at 14441 Main Street NE		

Department Comment Sheet:

DEPT / REVIEWER	PAGE / SHEET NO.	COMMENT	RESPONSE
		<ul style="list-style-type: none"> Address comments within July 12, 2017 Letter from ESA 	
PW	All applicable Civil Sheets, C4.10, L1.0	<ul style="list-style-type: none"> Revise to 12-foot long (horizontal), 3:1 slope between CB1's 2-foot wide quarry spall circumference and a new rock wall located to the north, east, and south (Top of wall at Elevation 60', bottom of wall face at Elevation 54', minimum 18" embedment to Elevation 53.5'). (Due August 10, 2017). Update landscape plan to address this revision. (Due July 27, 2017). 	
PW	C2.00, C3.00, W1.1, W2.1 (and any others)	<ul style="list-style-type: none"> Revise Bubble/Shade area to include removal of ALL fill within City of Duvall Waster Water Treatment Plant property (includes material underlain by existing off-site fence and fill). Add note stating: "Maximum 4:1 slope. Up to two retaining walls, maximum height four feet each, may be installed immediately north of property line to accommodate grade change." (Due August 10, 2017) 	
PW	C3.20	<ul style="list-style-type: none"> Show grading/add note to north side of Section B to show grading/possible walls as described above. 	
PW	C4.20	<ul style="list-style-type: none"> Add note to Footing Drain Detail "Concrete Retaining Wall Structural Design to be provided as part of Building Permit Submittal" 	

Representative Responding: _____

Date: _____

DEPT / REVIEWER	PAGE / SHEET NO.	COMMENT	RESPONSE
PLG	W1.1, W2.1	<ul style="list-style-type: none"> Submit updated buffer enhancement plan consistent with ESA's review letter dated July 13, 2017 (Due August 10, 2017). 	
PLG	L1.0	<ul style="list-style-type: none"> Submit updated landscape plan to reflect compliance with DMC 14.34.060.B.5.iii as noted in Andy Kovach's email dated July 12, 2017 (Due July 27, 2017). 	